

**MINUTES
COLUMBUS PLAN COMMISSION MEETING
FEBRUARY 4, 2009 AT 4:00 P.M.
MEETING HALL, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA**

Members Present: Bryan Haza,(President), Dave Fisher, Steve Ruble, Dennis Crider, Dick Gaynor, John Hatter, Tom Wetherald, Rachel Quisenberry, Ann DeVore, and Tom Finke (County Plan Commission Liaison).

Members Absent: Roger Lang and Dave Bonnell.

Staff Present: Jeff Bergman, Heather Pope, Sondra Bohn, Emilie Pannell, Rae-Leigh Stark, Laura Thayer, Thom Weintraut, and Alan Whitted (Deputy City Attorney).

CONSENT AGENDA

Minutes of the January 7, 2009 meeting.

MP-09-02: Commerce Park Replat Minor Subdivision – A request by Behler Holdings to create 1 new lot for a total of 2 lots equaling 5.01 acres. The property is located at 3560 North National Road, in the City of Columbus.

Mr. Bergman stated that this request was allowed on the Consent Agenda because they are asking for a modification that requires sidewalks to be placed along the frontage of the lots. He stated sidewalks are not present in this area and would not serve any purpose. Mr. Bergman stated this could proceed as a Consent Agenda item.

Mr. Haza inquired if any members of the audience would like to speak on this request.

There was no one to speak for or against this request.

Mr. Fisher made a motion to approve the Consent Agenda. Ms. Quisenberry seconded the motion and it carried unanimously by voice vote.

OLD BUSINESS REQUIRING COMMISSION ACTION

None

NEW BUSINESS REQUIRING COMMISSION ACTION

RZ-09-01: Columbus Redevelopment Commission-2nd Street – a request by the Columbus Redevelopment Commission to rezone a property of 17,600 square feet from CC (Community Commercial) to CD (Downtown Commercial). The property is located at 703 Second Street in the City of Columbus.

Ms. Stark presented the background information on this request.

Mr. Ed Curtin, Executive Director of the Redevelopment Commission represented the petitioner.

Mr. Curtin stated this rezoning was critical for the Indoors Sports Complex building. He stated it was necessary for this parcel to have the same zoning as the rest of the project site. Mr. Curtin asked that this request be approved.

Mr. Haza opened the meeting to the public.

Mr. Jim Hallenbough asked if there were any flood areas on this site. Ms. Stark stated no.

Mr. Haza closed the meeting to the public.

Mr. Ruble made a motion to send a favorable recommendation to the City Council. Ms. DeVore seconded the motion and it carried with a vote of 9-0.

RZ-09-02: Columbus Redevelopment Commission-County Road 175 West – a request by the Columbus Redevelopment Commission to rezone a property of approximately 10 acres from I3 (Heavy Industrial) to I2 (General Industrial). The property is located on the southeast corner of Deaver Road and County Road 175 West in the City of Columbus.

Mr. Gaynor left the meeting at this time due a conflict of interest.

Ms. Pannell presented the background information on this request.

Mr. Ed Curtin, Executive Director of the Redevelopment Commission represented the petitioner.

Mr. Curtin stated that it is important that the proper zoning be in place for this site. He stated a new development has been proposed and the I-2 zoning is the most appropriate zoning for this use. Mr. Curtin asked for a favorable recommendation.

Mr. Haza opened the meeting to the public.

Mr. Greg Johnson expressed concern about the wildlife in the woods that are located on the property. He stated he was concerned about the traffic and the increased noise. Mr. Johnson stated the development was located to close to a residential area. Mr. Johnson stated that the 800 acres should have a development plan for the entire site, rather than it being developed piece by piece.

Ms. LuEllen Wilson expressed concern about property values being decreased. She asked if this would affect the fire hydrant location and the tornado siren.

Ms. Sherry Johnson stated she was concerned about the increase in the volume of traffic and the wildlife that use the woods for a habitat.

Mr. Haza closed the meeting to the public.

Mr. Curtin stated that the tornado siren would not be moved and the fire hydrant would not be relocated. He stated that when this is developed there would be a site plan presented to the Planning Department for review. He stated if this area was left I-3 zoning, a company could locate there now without appearing before the Plan Commission. Mr. Curtin stated that having REMC at this location provides the lightest use possible.

Mr. Bergman stated there is a need for a master plan for the 800 acres property as opposed to cutting the lots off at random. He stated this area has been in discussion the last few years with the Economic Development Board as a resource for future development. Mr. Bergman stated that the Columbus Municipal Airport had created a new master plan for the Columbus Municipal Airport and he stated there would a similar planning effort at this site for the 800 acres.

Mr. Bergman stated this property is zoned I-3 and any company that is involved in any range of manufacturing could locate there without any review by Plan Commission or notice to the neighbors.

Ms. Quisenberry expressed concern regarding the wildlife that lives in the area.

Mr. Fisher stated that it was his opinion that this rezoning should be approved.

Mr. Haza asked what kind of a landscape buffer would be required. Ms. Pannell stated there is no buffer required, but there would be some landscaping requirements on the site along the frontage.

Ms. DeVore asked if REMC would be using all of the lot. Mr. Curtin stated that they would be moving all of their operations to this site including the outdoor storage. He stated that wanted to have the administration offices and operations at the same location.

Mr. Haza asked if the increased traffic would have any impact on the area. Mr. Ruble stated with any kind of development there is some type of incremental impact. He stated that given the experience with traffic volume on Deaver Road and the infrastructure that is there now, he stated it was his opinion that the new development would not put the traffic over any threshold for acceptable levels of traffic.

Mr. Bergman stated that staff would recommend sending a favorable recommendation to the City Council.

Motion: Mr. Crider made a motion to send a favorable recommendation to the City Council on this request. Mr. Fisher seconded the motion and it carried with a vote of 8-0.

Mr. Gaynor returned to the meeting at this time.

ANX-09-01: Skaggs Builders – a request by Skaggs Builders to annex to the City of Columbus a property of 18.14 acres. The property is located on the northwest corner of Rocky Ford Road and Talley Road in Columbus Township.

RZ-09-03: Skaggs Builders – a request by Skaggs Builders to rezone a property of 23.29 acres from RS2 (Single Family Residential) and AP (Agriculture Preferred) to RT (Two Family Residential). The property is located on the northwest corner of Rocky Ford Road and Talley

Road in the City of Columbus and Columbus Township.

Ms. Pope presented the background information on these two requests.

Mr. Mark Isaacs with Independent Land Surveying and Andrew Skaggs with Skaggs Builders Incorporated represented the petitioner.

Mr. Isaacs stated this plan is more of single-family a residential look even though they will be constructing duplexes with zero lot line type uses. He stated it was less dense than what was proposed before. Mr. Isaacs stated they had performed a traffic analysis that has been submitted before and is still being used for this site.

Mr. Isaacs stated they plan to use an existing lift station in Presidential Parks for sanitary service. He stated if this request were approved, there would be a Preliminary Plat filed and there will be more detailed plans on how this property will be utilized.

Mr. Isaacs stated that the drainage that would be a part of the Preliminary Plat process and will be going through a detailed analysis. He stated they would be working with IDNR to establish the flood elevation, and the floodway area. Mr. Isaacs stated that the drainage plan would be presented in much detail.

Mr. Skaggs stated that they would be constructing single story, duplexes with two car-attached garages, and the price range would be affordable in today's market. He stated it would be an extension of Presidential Parks. Mr. Skaggs stated they would have a homeowners association and they would be selling those lots as individual units.

Mr. Haza asked what the density would be. Mr. Skaggs stated there would be approximately 68 units total with four units per acre.

Mr. Haza opened the meeting to the public.

Ms. Nancy Baldwin expressed concern about flooding and the increased traffic in the area.

Mr. Dixon Churchill asked if the Rocky Ford expansion was proposed in this area. Mr. Ruble stated they are moving ahead at full progress on the project and have begun to acquire right of way for the expansion. He stated he could not commit to a year, as they were not that far in the development.

Mr. Haza closed the meeting to the public.

Mr. Haza asked if the improvements on the west side of Talley Road would help. Mr. Ruble stated that the traffic studies have indicated that there is capacity on the roadway that would handle the traffic volumes that are there now and the new development.

Mr. Bergman stated that the Plan Commission would not have another chance to look at this site. He stated this site under the RT Zoning would require a Major Subdivision Plat. Mr. Bergman stated it would be necessary to dedicate some public internal streets and some other items would need to be approved. He stated this process would return to the Plan Commission.

Mr. Isaacs stated when they return with the Preliminary Plat there would be a more detailed design. He stated there would be a chance to see the retention areas where the flood way is located, and other design principals on the site

Mr. Fisher stated he would support these two requests.

Mr. Bergman stated as the City grows it will become more important to be conscious of increased density when appropriate. He stated this site has natural buffers, is located at a major intersection and there is an opportunity to increase density. Mr. Bergman stated that he would recommend sending a favorable recommendation to the City Council on both of these request.

Motion: Mr. Fisher made a motion to send a favorable recommendation regarding ANX-09-01 to the City Council. Ms. Quisenberry seconded the motion and it carried with a vote of 9-0.

Motion: Ms. .Quisenberry made a motion to send a favorable recommendation regarding RZ-09-03 to the City Council. Mr. Crider seconded the motion and it carried with a vote of 9-0.

General Resolution 01, 2009: a resolution recommending to the City Council approval of an Ordinance amending the Columbus and Bartholomew County Zoning Ordinance for the jurisdiction of the City of Columbus.

Mr. Bergman presented the background information on this request.

Mr. Haza opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Haza closed the meeting to the public.

Mr. Ruble made a motion to send a favorable recommendation for General Resolution 01, 2009 to the City Council as presented. Ms. Quisenberry seconded the motion and it carried with a vote of 9-0.

General Resolution 02, 2009: a resolution recommending to the City Council approval of an Ordinance amending the Landscaping Standards (Article 8) of the Columbus and Bartholomew County Zoning Ordinance for the jurisdiction of the City of Columbus.

Mr. Bergman presented the background information on this request.

Mr. Haza opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Haza closed the meeting to the public.

Mr. Ruble made a motion to send a favorable recommendation for General Resolution 02, 2009 to the City Council as presented. Ms. DeVore seconded the motion and it carried with a vote of 9-0.

Mr. Bergman stated that these actions were preprogrammed into the new Zoning Ordinance revision process. He stated that as the new Ordinance is implemented there would need to be these types of adjustments made in the future.

DISCUSSION ITEMS

DIRECTOR'S REPORT

LIASION REPORT

ADJOURNMENT: 5:45 p.m.

Bryan Haza, President

Steven T. Ruble, Secretary